Minutes
Charline Place Board Meeting
January 23, 2007
6:30pm in the Laundry Room

Roll Call: Lili, Karen, Mark, Oscar, Criss Bradbury, Sharon, Chris White

Management: Kathy Andersen & Brian Sanders with Colorado Management, Inc

Meeting called to order at 6:30pm.

Meeting Minutes: November 28, 2006 minutes were presented for approval. Lili motioned to approve the minutes, Mark 2nds, all in favor.

Financials-

Cash Account	$30,972.90
Saving Account/Reserves	$26,803.97
Total Current Assets	$57,776.87

2007 Budget
Include budget restoration as part of line item for structural/repair with $1500.00 per month to be moved there from the assessment if approved. Change Ray's retainer from consultation to the structural/repair. Mark and Criss Bradbury explained to Oscar the process we are looking at to restore the building. Lili motioned to approve the budget with the listed above change Mark 2nds.

Old Business/Action Log:
Action logs broken into 2006/2007 Mark stated that gate repairs do not seem to be complete, will check with Jammco to see when gate will be moved up. Board wants gate secure and dumpster in place. Dumpster company is the only one with the key. Asked shovelers to include the dumpster area. Dumpster is in place and ice is gone to everyone's satisfaction.
Phone directory – needs completion - form to be included with annual meeting notice. Create a spreadsheet to track who turns in their information. Lili wants e-mail list of owners and Lili will divide up per board director. Board would like to make phone numbers mandatory for emergency reasons. Renter info critical.
Chris White stated that the Storage Unit List / Condominium Map, By-laws registered with the clerk and recorder.
Water damage in Sharon's unit. Lili motions that the association will pay the vendor to repair Unit 1 and Sharon will continue to work on passed due amount as agreed. Mark 2nds, all in favor.
Carriage House
Letters are included in packet. Including Chris White's e-mail explaining what work has been done. Chris White explained to the board what and why the work

Approved

was done. Chris White states that the reason the work was done was the health issues of this wife and that he felt that based on passed experience with the board that nothing would get done, therefore Chris White took it upon himself to make the changes in question. Lili explained how the governing documents for the community works. The Board agreed they would like to have a professional independent person inspect Chris White's unit along with a board member at the expense of the homeowner to inspect the work that was done in the bathroom.

Chris White claimed the water leak from years ago on the south side interior brick wall, erosion and floor damage to his unit was ignored and not resolved. Lili stated no one ignored Chris White the board disagreed with who was responsible for the repairs. Brian suggested that during restoration evaluation the inspectors take a look at Chris White's unit to inspect the brick and motar foundation of the basement of his unit. Structural issues cannot be ignored any longer. Chris White will be responsible for inspection. Board asked Chris White to submit plans, drawings and building permit etc for the work he had done. Chris White will send everything via e-mail.

New Business:

Need to have lock changed to the boiler room.
Give Darla, Mark, Chris White & Criss Bradbury & Oscar's; contact information in regard to their heating problems, Brian took numbers.
Shoveling was wonderful!!!!!! Please let Fernando know.
Assessment - Board needs to agree on what amount the assessment will be, packets were provided, showing 40/45/100/500 distribution.
Assessment has to be approved. Check out how the assessment was handled in the past. Lili motions to give option #1 50thou option# 2 100thou scheduled payment due date Dec. 2007
Criss Bradbury would like a copy of last year's minutes for presidents report, board also asked that Ray's spreadsheets be included in the annual meeting packet. .

Announcements:

Annual Meeting February 27, 2007 @ 7:00pm in the Laundry room. Also according to your by-laws your meeting are suppose to be held in December so there will be two annual meetings in 2007 to get back on track.

Yearly calendar to be included in billing and board member packets each month.

Mark will provide pizza for 15 people.

Adjournment: Chris moves to adjourn Mark 2nds all in favor, meeting ends at 7.59pm

Approved